SECOND EDITION.

COTTAGE HOMES

Price 50 cents.

Walter · J · Keith ·
· Architect ·
· MINNEAPOLIS · AND · NEW · YORK ·

The Ideal Home.

A Chaste Design, Attractive Interior Detail, Practical Construction, Economical Arrangement Makes the Ideal Home.

This has been my study for years. My designs have been selected for publication by:—

The Ladies' Home Journal, Circulation 750,000.
The Housekeeper, Circulation 110,000.
The Minneapolis Journal (Daily), Circulation 40,000.
The Farm, Stock and Home, Circulation 30,000.

And hundreds of well pleased clients in all sections of the country demonstrate my ability to serve you in a satisfactory manner.

Expresses Your Personality.

The Home You Build Expresses Your Personality. Do not Allow it to Misrepresent You.

SHAKESPEARE SAYS:

"There is no art to find the mind's construction in the face."
—*Macbeth.*

—*BUT*—

The dwelling a man builds, reveals his personality, and through its halls and portices, tells the story of his life.
—*Walter J. Keith.*

Let Me Design You

A Bright, Original, Attractive Home, with Your Own Ideas for the Key Note.

The $5.00 I Charge You

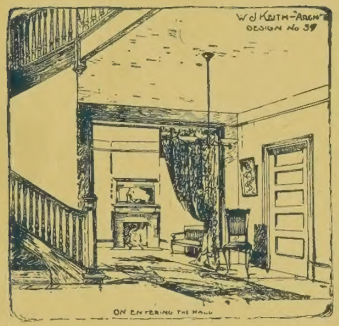
For the above service will not make me rich, and if you order working drawings the sketch costs you nothing. I lose money on every sketch, but expect to make myself good in securing your order for working drawings. This sketch will give you a practical solution of your ideal of a home, and embellish with artistic touch your original ideas. It is the only practical and satisfactory way of expressing in your home your own individuality. The money you are about to spend for a home may diminish one-half or melt away entirely as soon as your building is completed. On the other hand, if wisely expended in the production of a practical and attractive design it frequently **doubles the value of your property.** What you pay for architectural services **is immaterial if you get the right thing.** Try me and see if I cannot give it to you.

Respectfully yours,

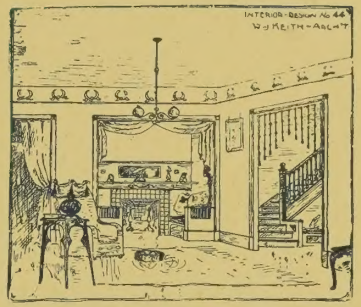
WALTER J. KEITH,
Architect.

New York and Lumber Exchange, Minneapolis, Minn.

1900



HINTS.



Don't plan to build too large a house or spread it out. It costs money. Keep it as compact as possible.

Don't try to build a $1,000 cottage as a $10,000 mansion should be built. It is a waste of money because entirely unnecessary.

Don't waste your material in methods of construction long since out of date. 2x6 studding has no more place in a cottage than a fifth leg on a dog.

Inside blinds play the mischief with your draperies and cost money. Double shades or double colored single ones are much better and more effective in decoration.

Don't build in a cold climate without back plastering and taking every precaution against cold, especially around openings and the cornice. My specifications will tell you in detail how to do it.

Hardwood floors, however, I strongly recommend. My specifications will tell you how to treat them so they will not be too slippery or laborious to care for. How many dollars have you spent for carpets since you were married? What have you got to show for it at the present time? A genuine Oriental rug is worth more after twenty years' wear than when new. Carpets are disease breeders and dust catchers.

Water proof or fire proof paper will not deaden a floor, though very good for dust protection and warmth. To deaden, however, it takes a heavy felt or mat lining. Grouting or double joist is necessary for a perfect job.

Tinted walls and ceilings are much more artistic and sanitary than paper. To tint successfully the plaster should be carefully floated to a fine sand surface.

Economical heating means, first, a warmly built house; second, properly located piping; third, a good system of ventilation that "works." Those built in accordance with my plans and specifications "work."

These are only a few hints of the many questions that arise in the building of your home, the proper, intelligent solution of which, in the light of the vast improvement made in building methods in recent years, is of the utmost importance to you. My charge for complete working drawings and specifications is of no consideration in comparison with the proper expenditure of your money, which they insure.

AVERY LIBRARY
COLUMBIA UNIVERSITY

Apples of Gold in Flagons of Silver

Is what Solomon called "words fitly spoken."

IS IT TOO MUCH TO SAY OF TRUTHS WHICH VITALLY CONCERN ONE ABOUT TO BUILD A HOME?

The Modern Home of Moderate Cost is one of the most difficult problems that confronts the architect of today, since he must produce for a modest expenditure a design which will embody the numberless comforts and conveniences heretofore only dreamed of by the rich. This result can only be achieved by long study and through a natural genius in construction and design.

Because You are to Build a Modest Home do not make the mistake of dispensing with plans and specifications. It will surely cost you more money in the end and you will have very unsatisfactory results. It is of **more** consequence to the builder of a cottage home that it should be economically constructed than to the builder of a $10,000 mansion. The difference between a good floor plan and a poor one may make the difference of several tons of coal in the winter's fuel. A saving of many steps for the busy housewife and a lessening of the work of housekeeping. A kitchen may be so planned that all the labor saving conveniences and helps to the housekeeper are possible or impossible.

Part of an Architect's Business is to make housekeeping easy and economical. Beauty is also important. Nothing attracts more than an artistic house. It costs no more **money** than an ugly one. But you must **know how.** It is the **thought** that is put into the contruction that saves the money. It is the knowledge of design that enables the architect to form a simple yet refined detail. A cozy ingle-nook, a dainty oriel window, render a home doubly attractive, and should you wish to dispose of your property, a practical and attractive design will frequently double its value.

Years of Special Study along these lines have enabled me to economically plan and artistically design moderate cost homes, perfect in every detail and **so recognized by the public,** as evidenced by the sale in a single season of one of my designs to sixty different people, another forty, etc. I make special effort to interpret and render practical the original ideas of my clients, expressing their individuality and giving to it the artistic touch; believing that when the client and architect are in accord, the results are noble and true.

Surely Funds Expended in This Way are wisely and judiciously invested. Out of the hundreds of my designs you will surely find one which meets your requirements. The working drawings, details and specifications which you receive for $15.00 to $20 00. would be worth $25.00 to $100.00 if made specially to your order. They embody what would ordinarily be worth that in **competent** (mark the word) architectural services.

"Milan Cathedral, **the product of one mind,** though many workmen helped to rear its marble walls and pinnacles."

The ideal cottage home requires more skill and study in proportion to its cost than does the grand cathedral.

No 1
Ingle Nook
— in —
Des No 83

No 2
Sitting Rm
— in —
Des No 83

No 3
Den in
Attic
Des No 164

No 4
Ingle Nook
and Hall
Des No 164

Some of my Interiors.

* * *

Something Pretty for Your Home Will Make it Doubly Attractive.

* * *

I Can Design it for You

A cottage home may have a charming cozy corner or a delightful ingle-nook, if inexpensively detailed.

What Are Working Drawings?

ELEVATIONS of all four sides; drawn to a quarter-inch scale, giving all glass sizes, roof construction, down spouts, window finish, cornice work, porches and all other exterior finish making complete working drawings of the exterior.

FLOOR PLANS; drawn to a quarter-inch scale, giving an accurate arrangement and location of all interior features, construction of chimney, all necessary working dimensions in feet and inches, location of hot air and ventilation pipes, registers, gas pipes, plumbing fixtures, soil pipe, clothes chutes, stairways, swing and size of doors, etc., making complete working drawings of the interior.

DETAILS; drawn to a large scale, showing construction of the stairway, doors, china boufet, butler's pantry fittings, book cases, arches, mantels, ornamental cornices, panel work, and also in detail the construction and framing of the house proper and all special features of porches, balcony, dormers, cornice, gables, window boxes, etc., etc., varying in each case but covering every point not practical to plainly show in the elevations and plans.

SPECIFICATIONS, etc.; protecting the owner against loss and damage, providing for adjustment of all matters liable to dispute, a technical description of all work, stipulating the manner in which it shall be done, the materials used, etc., and covering every point not embraced in the drawings also a blank form of "Builder's Contract and Bond" ready for execution.

READ THE ABOVE CAREFULLY.

Can you say they will not save you in money and peace of mind many times their cost?

A competent builder will not touch a contract without being provided with complete plans and specifications. He does not care to risk his reputation for honesty and fair dealing by so doing. He knows it is for his interests as well as the owner's and desires the best results possible from a practical as well as artistic point of view.

ALTERATIONS OF PLANS

That necessitate re-designing, figuring and drawing will cause a slight extra charge, only sufficient to cover the actual cost of labor and materials involved.

TIME REQUIRED TO FILL ORDERS.

Plans and specifications ordered will be sent as soon as it is possible to compile them. Under no circumstances will a client be kept waiting for his plans longer than is absolutely necessary to perform the work in an intelligent and thorough manner.

BASIS OF ESTIMATES.

The estimates of cost, unless otherwise noted, are exclusive of plumbing and heating, and are based on prices prevailing in Minneapolis, as follows:

Excavating, per cubic yard	$ .12
Rubble stone work, per perch (16½ feet)	1 50
Brick laid in wall, per 1,000	9 00
Lathing and plastering, per yard, two coats	.14
Dimension lumber, per 1,000	10.00
Flooring (No. 2 D. & M. Fencing)	12.00
Sheathing boards (6 in. D. & M. No. 3)	9 00
Shingles, X	1 40
Siding, No. 3	16 00
Finish lumber	$20.00 to 30 00
Tin work, per square	6 00
Carpenters, per day	$1.50 to 1 75
Masons, per day	3 00
Common labor, per day	1.25

In many localities items of stone, sand, teams, labor, etc., will be found to be less than in the city, thereby reducing the cost. In designs costing less than $1,000 under floors are figured for the first floor only. Walls are to be sheathed on the outside with six-inch matched boards, papered and sided, or shingled and back-plastered. Height of stories range from 9 to 10 feet first floor, and 8 to 9 feet second floor, according to size of the house.

Estimates do not include decoration, kitchen range, sodding, sidewalks, blinds, storm sash or screens, as these items in many cases are not required.

As for the cost in other localities, that would of course depend upon the prices and general conditions affecting building materials and labor in the district in question. If same range higher than Minneapolis prices, the cost would, of course, be more. If the same, or less, the cost would be accordingly.

The finish would be of pine throughout neatly painted in any desired tints, unless otherwise noted. In this city from $40 to $50 per room would cover the additional expense of hardwood finish, and about $20 per room will provide hardwood floors.

Generally speaking, if a water main and sewer is in the street (if soil is gravel or sand, a cesspool will answer), the plumbing and gas-fitting of a six or seven-room house, with hot and cold water, kitchen sink, water closet and porcelain-lined bath, will cost in Minneapolis about $175. For wash basin, add $30 to $60. A furnace, with ventilating system, can be put in complete for from $135 to $200. Gas fixtures vary from $25 to $200. Mantel and grates with tile facing and hearth $20 up. Cisterns, $30 to $60.

DUPLICATE SETS OF PLANS

If ordered with originals, will be sent on receipt of $2.00 extra for designs costing less than $1,500.

BILL OF MATERIALS

I prefer not to furnish as no two crews of men will use the same amount of material, some being wasteful and others economical, but if desired, I will furnish same for one-third of the cost of the plans and specifications in addition. Any local builder of intelligence can make you a list from my working drawings with very little trouble.

PLANS ON APPROVAL, PENDING BIDS.

Complete plans and specifications for any of my regular designs will be sent to any address upon receipt of price. If, upon bids being obtained, you find the amount to be greater than you wish to expend, the same can be returned, if in good order, and complete working drawings, specifications, etc., of any other lower cost design you may select will be forwarded in lieu thereof.

My clients are thus enabled to select the house they would like, and then if the cost is too great in their locality, they may select another design suitable to the amount they desire to expend, without being put to any additional expense thereby for plans and specifications.

I cannot be responsible in any other than the above manner for the selection of a design that is sure to cost more in any given locality than in Minneapolis on account of labor and materials being higher.

I guarantee the designs can be built in this city for the amounts stated, and quote you the prices of materials, which is all I can do.

I place at your disposal the selection of your house from a hundred or more designs, and if you do not meet the amount you wish to expend the first time on account of prevailing prices, or on account of special features or conveniences you wish embodied in the same, it costs you nothing to try again.

No exchange will be made upon special work performed in accordance with instructions, or where changes are made in the plans to meet individual requirements, without additional compensation.

SPECIAL WORK.

If you do not find what you want among any of the following designs, write me fully as to your requirements and I will send you a pencil sketch, provided you remit $5 simply as an evidence of your good faith. As to my capability and reliability, I would respectfully refer you to the introduction of this book, or will furnish ample references when required.

The following memoranda will be found useful when writing regarding special work:

1. Size of lot, approximate grade, location of streets and points of compass; also direction of the most pleasant outlook.
2. Your suggestion as to the exterior treatment, such as style of architecture, or mention some design that pleases you.
3. Nature of soil, sewer, cesspool and location of same.
4. Water main in street, cistern and capacity of same; well, tank in attic and plumbing fixtures required.
5. Stone or brick foundation, size of cellar, superstructure of stone, brick or frame and grade of material, back plastering, paper, etc.
6. Height of basement, first and second stories.
7. Rooms desired in basement and attic.
8. Kind of wood each room is to be finished in.
9. Wainscoting, panel backs, cornice moldings, coved ceilings, chair rail, hardwood floors, plate glass, stained glass, white leaded glass, sideboard, china closets, cabinets, etc.
10. Cement or lime plaster, rough or smooth finish
11. Furnace heat, hot water, steam, indirects.
12. Open fireplace or grates, and where.
13. Transoms, pipe for gas, wire for electric light, automatic gas lighters, electric lighting, gas burners, electric bells, speaking tubes.
14. Slate or shingle roof, finals, gutters, etc.
15. Clothes chute, marble molding-board, bicycle room, billiard room, den, gymnasium, tile bathroom, onyx mantel facings, special hardware, ornamental grilles, etc.

TERMS.

My business must necessarily be done upon a cash basis, consequently no orders will be filled unless accompanied with a remittance.

REMITTANCE.

Remittances should be made by registered letter, draft, exchange, postal order or express, as it is unsafe to enclose money in a letter.

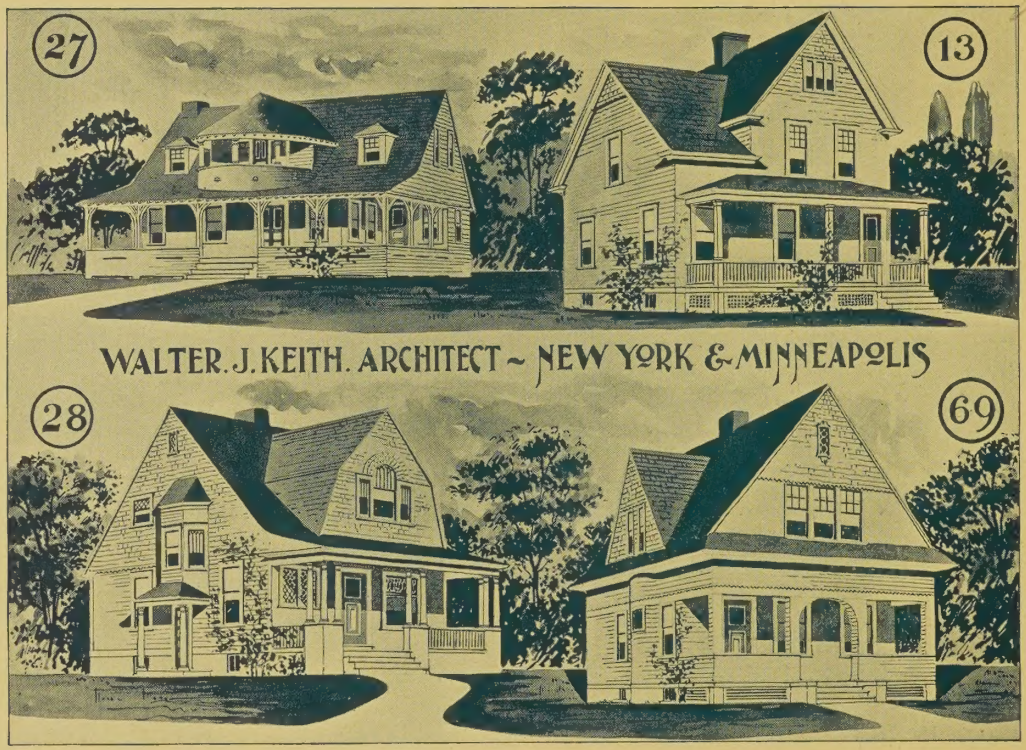
FINALLY.

I am postive you cannot find designs equal in appearance and of as compact and unique arrangement, that can be built in any locality for as little money as these, for I have given economical construction my special attention.

I do not use expensive and elaborate detail that runs up the cost of a building to an excessive figure. I maintain that the very best and thoroughly artistic effects may be obtained with comparatively simple treatment, and this I try to accomplish in my designs.

Distance does not render difficult the rendering of architectural service. I have hundreds of well pleased clients in all sections of the United States. Try it with an inquiry and see.

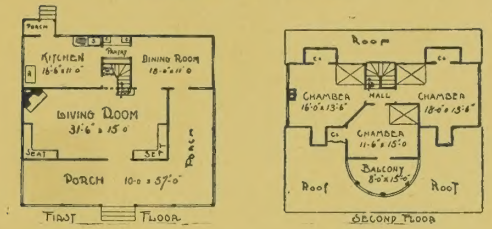
WALTER J. KEITH, Architect.



Select Your Architect as You Would Your Attorney or Physician. Not for His "Cheapness" but for His Ability.

For floor plans, sizes, costs, etc., see opposite page.

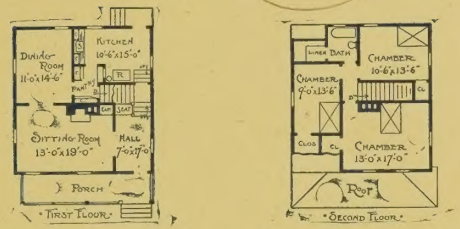
Design No. 27. Cost $1000.



An ideal mountain or sea side home. Built of dressed lumber for summer occupancy only. Post foundation, oiled Norway pine finish, no plaster, splendid porch, luxurious living room. Kitchen could be built on at the rear, giving a ground floor bedroom.

Working Drawings, Specifications, Etc., $15.00

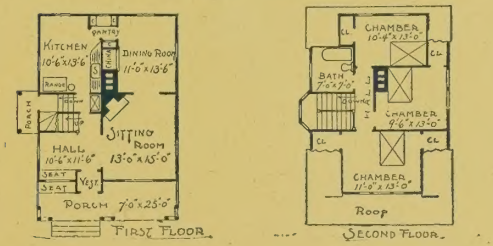
Design No. 13. Cost $1050.



The effect upon entering this house is unusually fine, the large sitting room with its open fire and the pretty stair being very effective. A full basement is included, but no furnace or plumbing. Pine or poplar finish throughout.

Working Drawings, Specifications, Etc., $12.00

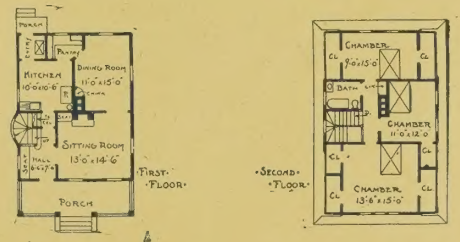
Design No. 28. Cost $1450.



An artistic exterior and a good, practical plan that has pleased many. Combination side, kitchen and cellar entrance, open fire in sitting room. Bath, pine finish, full cellar with cemented floor and furnace included. No plumbing.

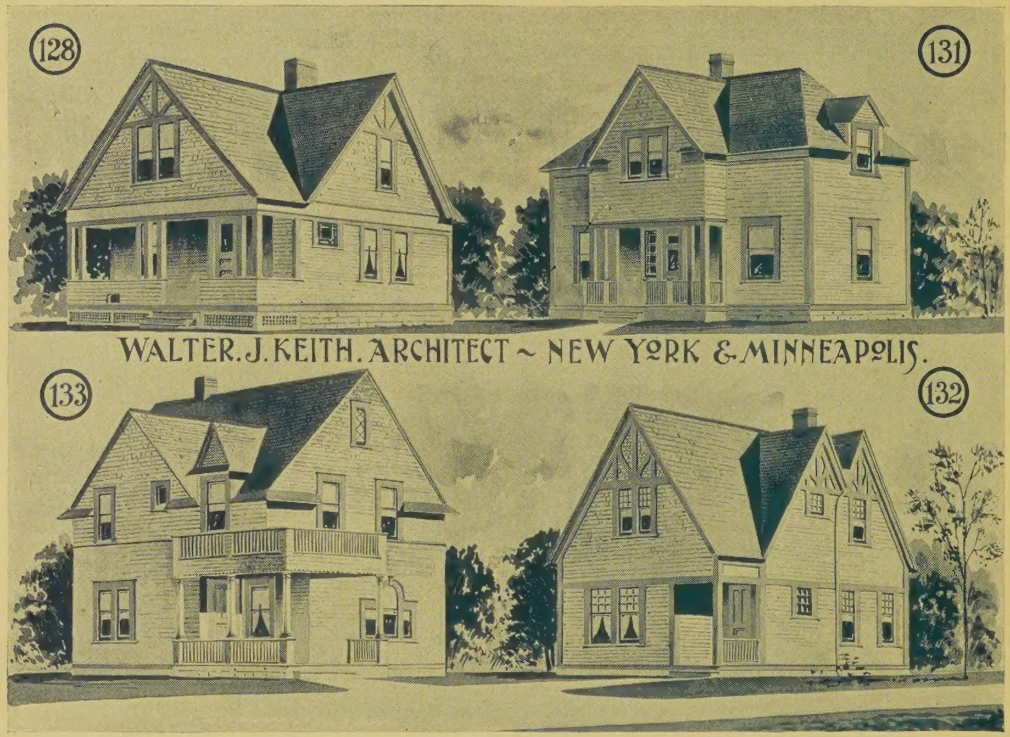
Working Drawings, Specifications, Etc., $16.00

Design No. 69. Cost $1245.



A cottage for a narrow city lot. Attractive hall and stairway. Lots of closets. Broad porch and pleasing exterior. Full basement, hardwood in hall, sitting and dining rooms, but no furnace or plumbing included. A very economical design to build.

Working Drawings, Specifications, Etc., $15.00



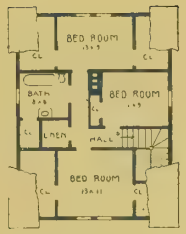
"Cheap Work" Means Cheap Time. "Cheap Time" Means Incapacity Which is a Waste of Your Money.

For floor plans, costs, sizes, etc., see opposite page.

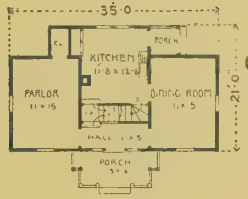
FIRST FLOOR PLAN

DESIGN NO. 128

COST $ 850.



SECOND FLOOR PLAN



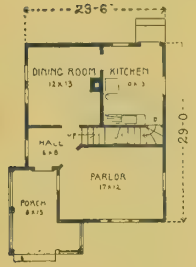
FIRST FLOOR PLAN

DESIGN NO. 131

COST $790.

SECOND FLOOR PLAN

WALTER. J. KEITH. ARCHITECT ~ NEW YORK & MINNEAPOLIS

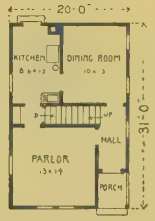


FIRST FLOOR PLAN

DESIGN NO. 133

COST $ 950.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN NO. 132

COST $ 650.

SECOND FLOOR PLAN

Can you find any waste room in any of these plans? Though low cost cottages, each has a most convenient arrangement. Pretty halls containing the staircase are provided in each and kitchen and housekeeping features are exceptionally convenient. Any one of them would make a lovely little home. Each would have a cellar, first floor is double with paper between, walls sheathed with matched lumber, papered and sided or shingled. Interior plastered and finished in pine or poplar, neatly painted.

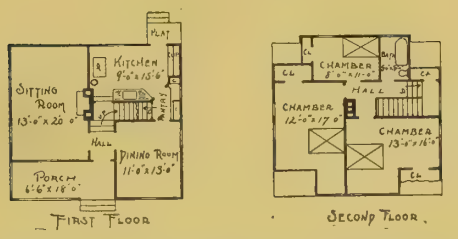
Price of Working Drawings, Specifications, Etc.,

Design No. 128, $ 9.00 **Design No. 131, $8.00**
Design No. 133, 10.00 **Design No. 132, 7.00**

Don't Spend Your Money in the Construction of a Poor Design When by a Wise Selection of Your Architect You Can Double the Value of Your Property.

For floor plans, sizes, costs, etc., see opposite page.

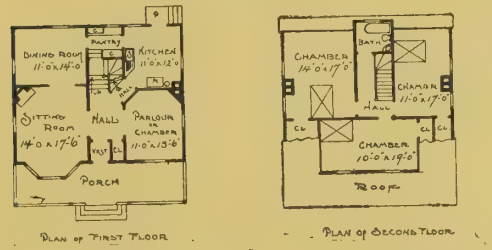
Design No. 1. Cost $1070.



An artistic, cozy, compact and low priced cottage with the unusual advantage of a large sitting room. This design is very popular and satisfactory. Full basement and hardwood finish in hall, dining and sitting rooms included; no furnace or plumbing.

Working Drawings, Specifications, Etc., $12.00

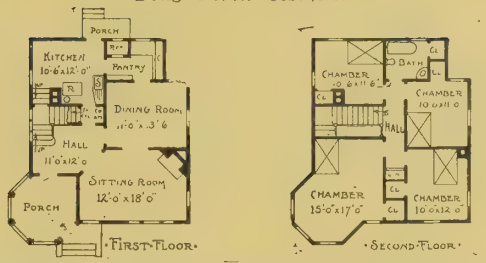
Design No. 46. Cost $1485.



The rooms in this design are large and arrangement excellent. Direct passage to front door from kitchen, open fire and bath room, fine pantry. Pine or poplar finish, full basement and furnace included. No plumbing.

Working Drawings, Specifications, Etc., $17.00

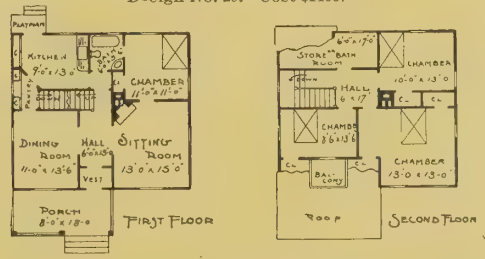
Design No. 77. Cost $1400.



A unique plan and a very attractive one. Fine hall, staircase and sitting room with open fire. Convenient access to kitchen from front hall. Pine finish, with full basement and furnace included. No plumbing.

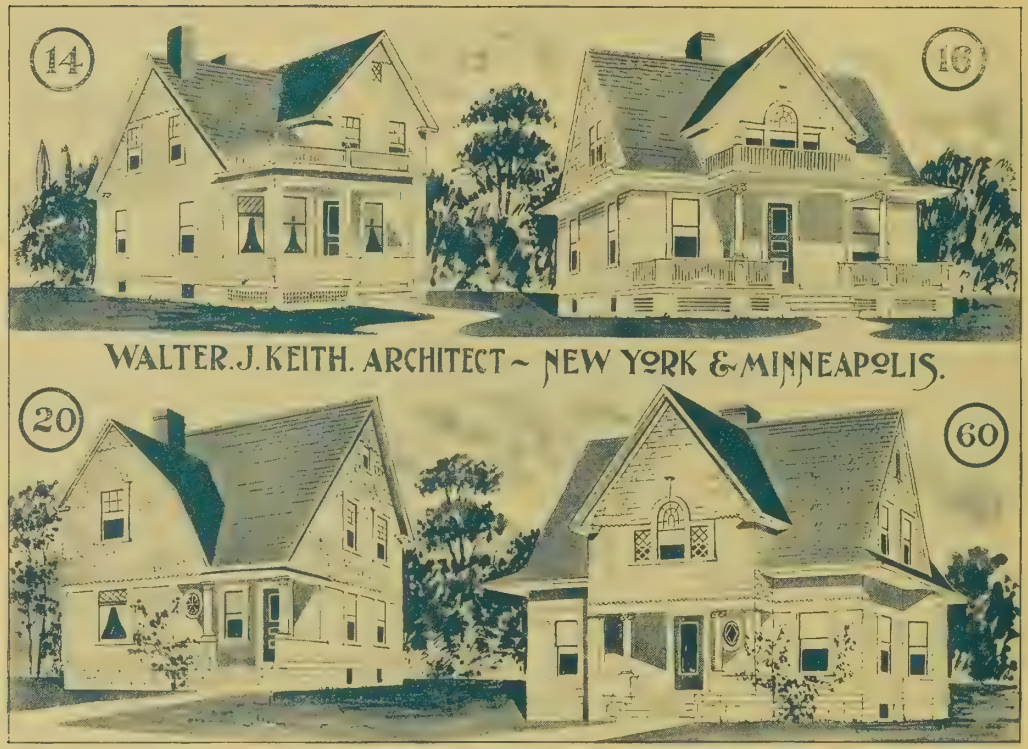
Working Drawings, Specifications, Etc., $18.00

Dseign No. 29. Cost $1400.



This attractive little design is a favorite with many. Arrangement is unusually good where an aged couple or an invalid is in the family, as a ground floor bedroom and bath are provided. Full basement and furnace included. No plumbing.

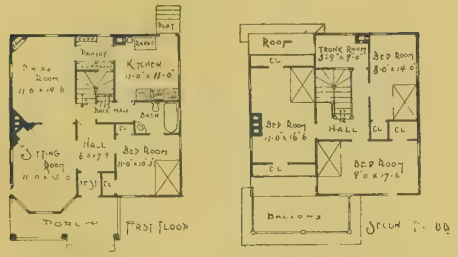
Working Drawings, Specifications, Etc., $16.00



My Sketches are **"Honest."** They do not Show Expensive Detail That Must be Elimi-nated in the Working Drawings in Order to Reduce the Cost.

For floor plans, sizes, costs, etc., see opposite page.

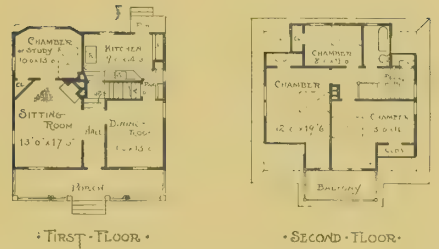
Design No. 14. Cost $1250.



Especially convenient for the invalid or young children, having a bed room and bath room adjoining on the ground floor. The furnace and plumbing are not included in estimate, but a full basement with cemented floor is provided. Pine or poplar finish throughout.

Working Drawings, Specifications, Etc., $15.00

Design No. 16. Cost $1275.



No waste room in the hall, large sitting room, combination stairway, etc. Six feet head room at lowest point of second story rooms. No furnace or plumbing included, but full basement is provided. Hardwood finish in hall, sitting and dining rooms.

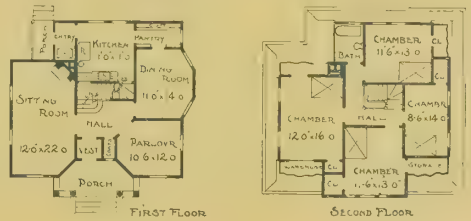
Working Drawings, Specifications, Etc., $15.00

Design No. 20. Cost $1350.

Fine reception hall, combination stair, pleasant sitting room. Door could be cut through to kitchen. Hardwood finish in hall, sitting room and dining room. Full basement with cemented floor included, but no furnace or plumbing.

Working Drawings, Specifications, Etc., $15.00

Design No. 60. Cost $1380.

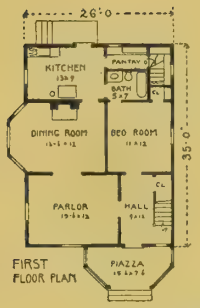


An exceedingly popular design. Notice the pretty hall, large sitting room, etc. Second story only cut into very little by roof. Six feet head room at lowest point. Full basement, pine or poplar finish throughout. No furnace or plumbing included.

Working Drawings, Specifications, Etc., $18.00

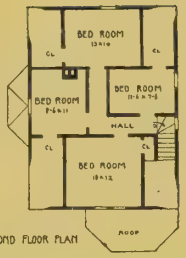
The Sketches I Furnish are Indications of What You Will Receive for Your Money in My Working Drawings

For floor plans, sizes, costs, etc., see opposite page.



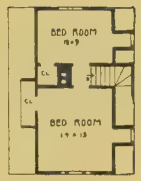
DESIGN NO. 130

COST $ 1150.



DESIGN NO. 129

COST $ 600.



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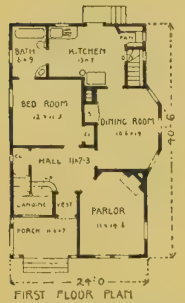
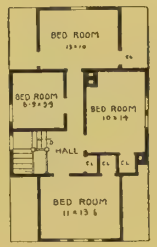
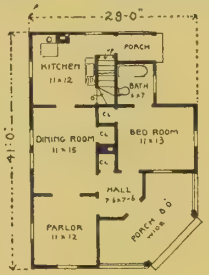


DESIGN NO. 127

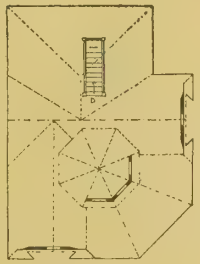
COST $ 1250





DESIGN NO. 136

COST $ 625.



A bath room on the ground floor is a great convenience in case of sickness or for children. Three of these designs have it. Notice how I concentrate my plumbing, the good closets provided and how convenient it is to do the housework in these cottages. Cellars are provided in each of these plans, double floors, matched lumber for sheathing, etc. No plumbing included. No. 127 has a full basement, a bath room on the ground floor and four bed rooms on the second floor.

Price of Working Drawings, Specifications, Etc.,

Design No. 130, $12.00 **Design No. 129, $7.00**

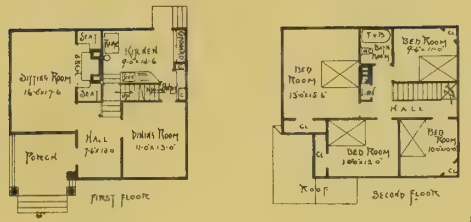
Design No. 127, 13.00 **Design No. 136, 7.50**

The Smaller the House the Greater is the Problem.

It is Easy to "Get Everything" for $10,000. It's Much Harder to do it for $1000.

For floor plans, sizes, costs, etc., see opposite page.

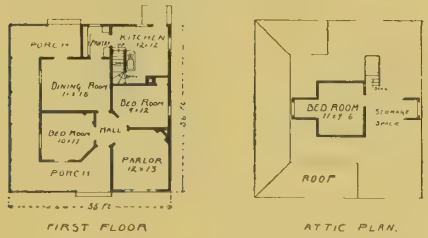
Design No. 2. Cost $1465.



This design is admirably adapted for a corner lot. The sitting room would be very pleasant with its attractive ingle-nook, and the plan provides every convenience of arrangement. Full basement and furnace included, but no plumbing.

Working Drawings, Specifications, Etc., $15.00

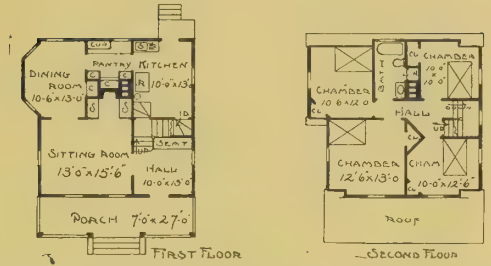
Design No. 134. Cots $700.



One of my best cottage designs. Plenty of room and unusually well arranged. Store room and servant's room in attic. Fine large porch on three sides. Small cellar included. House plastered and finished in pine neatly painted.

Working Drawings, Specifications, Etc., $8.00

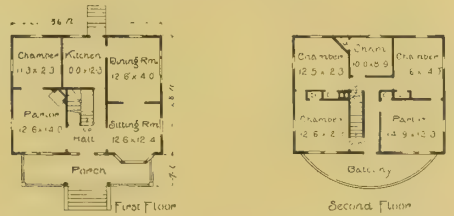
Design No. 44. Cost $1475.



This plan also has an ingle-nook with an open fire. Note interior view on previous page. The gambrel roof style is a favorite in the east. It wears well. Full basement and furnace included, but no plumbing.

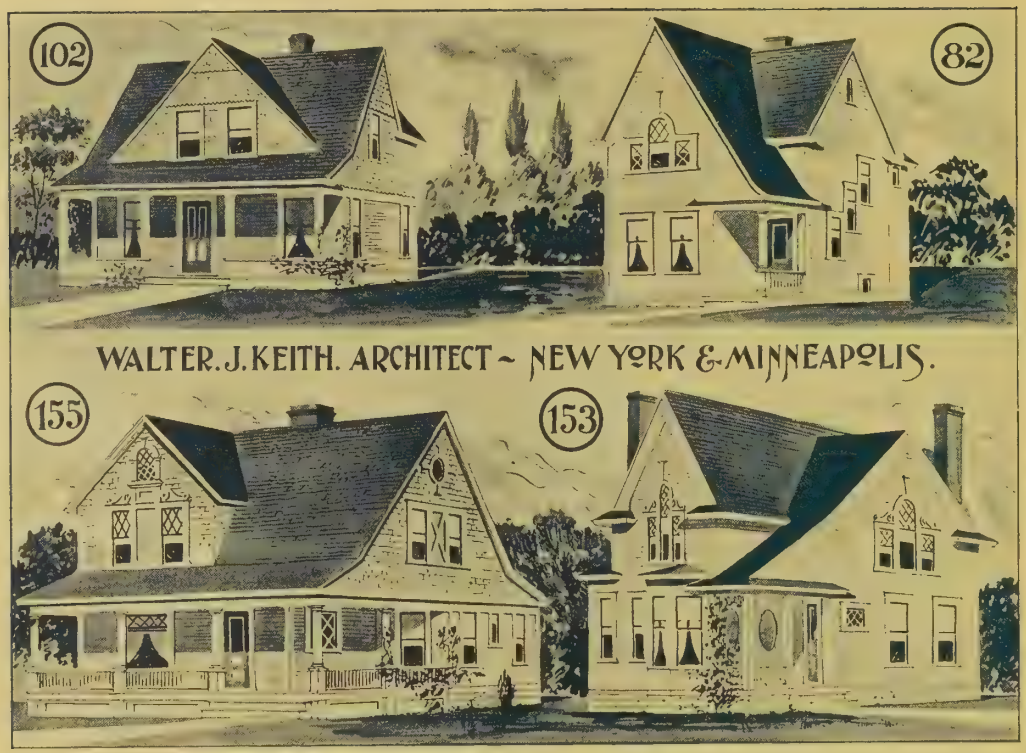
Working Drawings, Specifications, Etc., $16.00

Design No. 126. Cost $1400.



A summer cottage should have ample sleeping accommodations. This design has six bed rooms. Cost includes light brick and post foundation. Interior finish of dressed lumber. Full basement could readily be arranged.

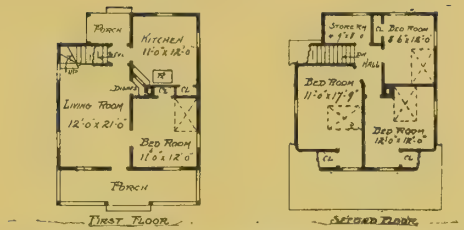
Working Drawings, Specifications, Etc., $16.00



Good Working Drawings are the Best Investment You Can Make. They Save Their Cost Several Times Over During Construction and Obtain for You Satisfactory Results.

For floor plans, sizes, costs, etc., see opposite page.

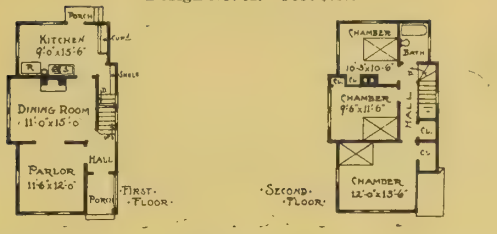
Design No. 102. Cost $700.



A neat, low priced six room cottage with every inch of space available. Compact and easily heated in cold weather. Fine porch clear across front of house. It makes a cozy little home. Erected a great many times and always pleases.

Working Drawings, Specifications, Etc., $8.00

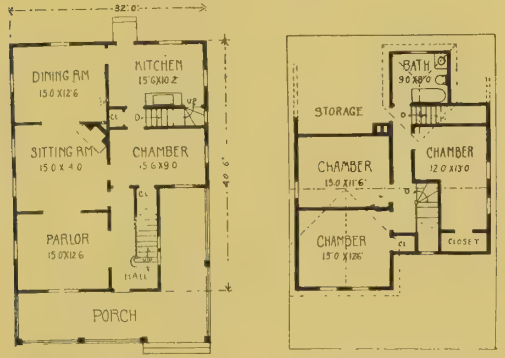
Design No. 82. Cost $730.



Here is a unique and attractive plan and exterior. Is very popular and is a lovely and convenient little home for the money. Has open fire, cellar and bath room. Pine finish. Plumbing not included.

Working Drawings, Specifications, Etc., $8.00

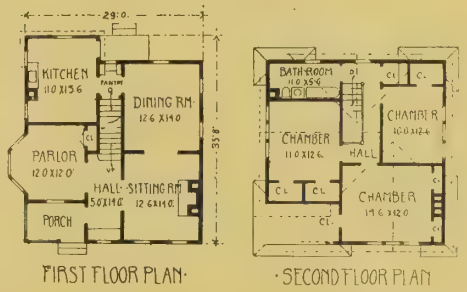
Design No. 155. Cost $1300.



The three rooms along the side, all connecting with each other by wide openings, is the main feature of this plan. A bed room on the first floor and three chambers up stairs give ample sleeping accommodations. Pine finish. No plumbing included.

Working Drawings Specifications, Etc., $14.00

Design No. 153. Cost $925.



An attractive cottage for a small square corner lot, as entrance may be from either way and fronts are both good. Fire place shows from hall and parlor would be a very pleasant room. Pine finish, No plumbing included.

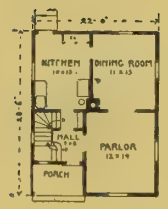
Working Drawings, Specifications, Etc., $10.00

Over Ornamentation in a Modest Cottage is Out of Place. Avoid That Error.

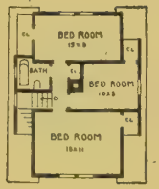
For floor plans, sizes, costs, etc., see opposite page.

DESIGN NO. 135

COST $ 750.



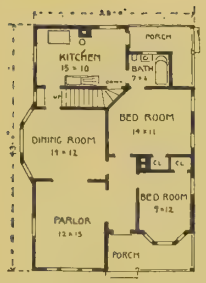
FIRST FLOOR PLAN



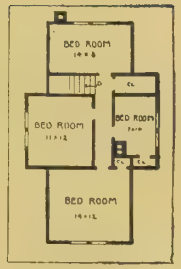
SECOND FLOOR PLAN

DESIGN NO. 138

COST $ 1375.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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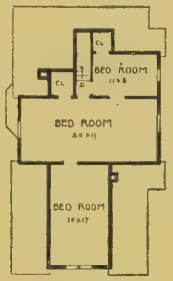
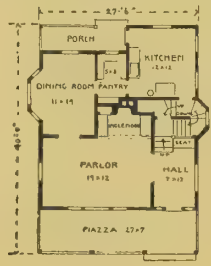
FIRST FLOOR PLAN

DESIGN NO. 137

COST $ 950



SECOND FLOOR PLAN

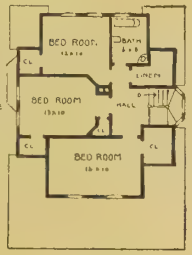


FIRST FLOOR PLAN

DESIGN NO 139

COST $ 1180.

FULL BASEMENT FURNACE INCLUDED FOR INTERIOR SEE SKETCH NO 99



SECOND FLOOR PLAN

Some of these are adapted to very narrow lots and none require over forty feet in width. Two bed rooms on the ground floor is quite an advantage and a bath room is a luxury seldom planned for in a small cottage. Plumbing could be put in at a future time if desired. Small cellars are provided in all these except No. 139, which has a full basement. This design has a most delightful ingle-nook, similar to that in No. 44. All are warmly built. No plumbing included.

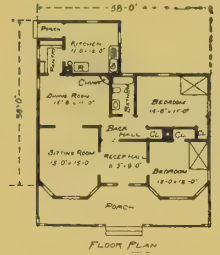
Price of Working Drawings, Specifications, Etc.,

Design No. 135, $ 9.00 **Design No. 138, $15.00**
Design No. 137, 11.00 **Design No. 139, 15.00**

Your Carpenter Will Spend More Time Several Times Over in Studying Out **What to do** and **How to do it** Than a Good Set of Plans and Specifications Would Cost.

For floor plans, sizes, costs, etc., see opposite page.

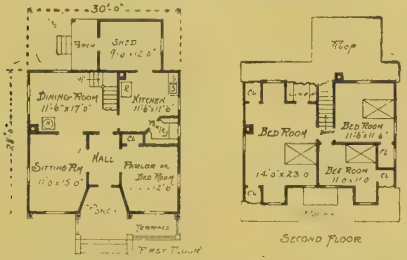
Design No. 113. Cost $1000.



Everything on the ground floor, but a complete modern home. The owner's chamber and bathroom entrance partially screened from view. Splendid porch. Entire house can be warmed by heater in the hall, and kitchen fire. Hardwood finish included.

Working Drawings, Specifications, Etc., $14.00

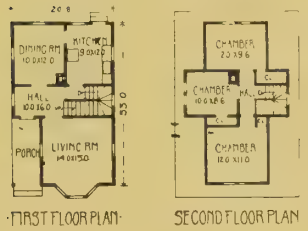
Design No. 108. Cost $1090.



The gentleman for whom this house was built is delighted with it. The cost was just $1050, complete, with oiled pine finish. It is a very convenient little plan and the design is one that will "wear well."

Working Drawings, Specifications, Etc., $12.00

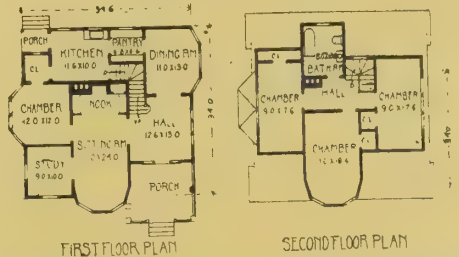
Design No. 152. Cost $750.



A cozy six room cottage with a pretty reception hall, lovely sitting room and three nice bed rooms. Direct access from kitchen to hall without passing through any other room. Small brick cellar. Pine finish.

Working Drawings, Specifications, Etc., $8.00

Design No. 149. Cost $1425.

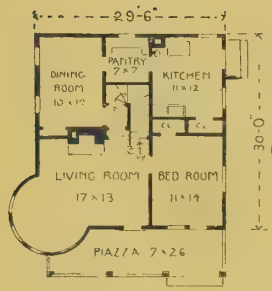


A lovely floor plan and attractive exterior, something similar to No. 148. Notice the fine large sitting room and the cozy "study." Pine finish throughout. Full basement, cemented floor and furnace included, but no plumbing.

Working Drawings, Specifications, Etc., $15.00

The "Line of Beauty" is the Simplest of Architectural Forms.

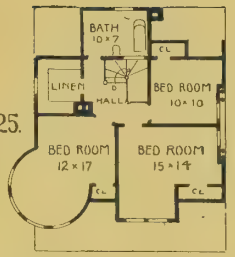
These are examples of 52 of the cottage designs (accompanied with floor plans) to be found in my new book of **Cottage Homes.** Price 50c.



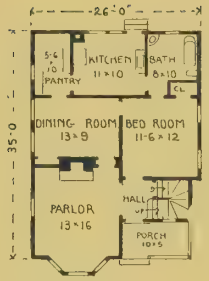
FIRST FLOOR PLAN

DESIGN NO. 140

COST $ 1125.



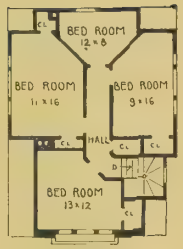
SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESIGN NO. 141

COST $ 1025.



SECOND FLOOR PLAN

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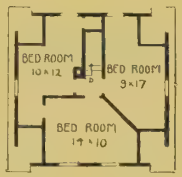
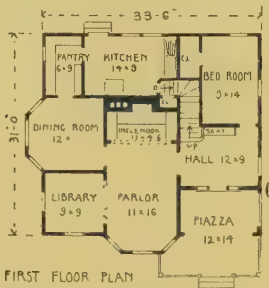
FIRST FLOOR PLAN

DESIGN NO. 142

COST $ 575.



SECOND FLOOR PLAN

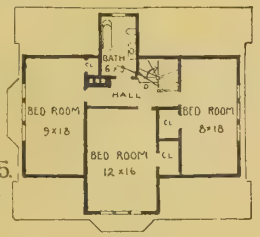


FIRST FLOOR PLAN

DESIGN NO. 148

COST $ 1375.

INCLUDING FULL BASEMENT AND FURNACE.



SECOND FLOOR PLAN

Notice the unique and artistic arrangements in these designs and the effective, though simple and inexpensive exteriors. A large living room with an open fire is a comfort and constant blessing to the occupants of a house, and a cozy ingle-nook gives your home a touch of your personality. Cellars are provided in each. No. 148 has a full basement and furnace included, also a delightful ingle-nook and open fire. No plumbing included. Finish to be of pine or poplar, neatly painted.

Price of Working Drawings, Specifications, Etc.,

Design No. 140, $13.00 **Design No. 141, $12.00**

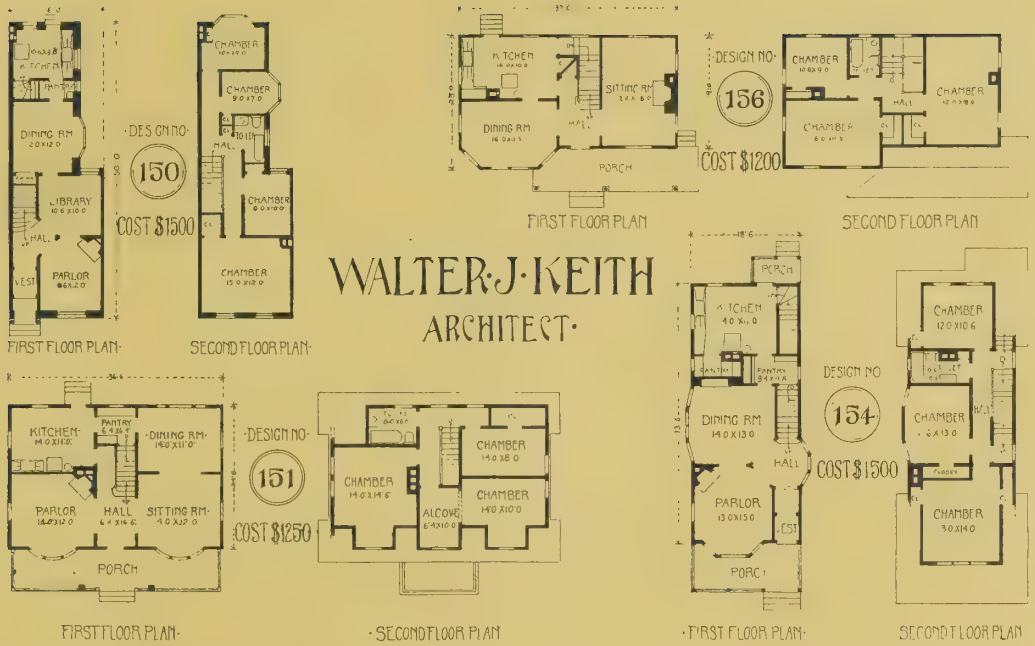
Design No. 142, 6.00 **Design No. 148, 15.00**

A Successful Design Means Careful Study and Attention.

Each of These Cottage Designs has Cost Me About $100 to Prepare.

You Get the Benefit.

For floor plans, sizes, costs, etc., see opposite page.



Two of these designs are for narrow city lots, one of brick (No. 150) can be built on a 16 ft. lot or wider by increasing size of rooms. No. 154 will go nicely on a 20 ft. if bays are eliminated or 22 ft. if retained. They are very complete homes. In all of these designs full basements are provided and a furnace, but no plumbing is included in estimated cost. Finish to be of pine or poplar neatly painted, or possibly southern pine, cypress or chestnut in principal rooms of first story.

Price of Working Drawings, Specifications, Etc.,

Design No. 150, $15.00 **Design No. 156, $12.00**
Design No. 151, 12.00 **Design No. 154, 15.00**

WALTER J. KEITH, ARCHITECT ~ NEW YORK & MINNEAPOLIS.

The Most Artistic Effects are Obtained with Simple Well Proportioned Features.

For floor plans, sizes, costs, etc., see opposite page.

DESIGN NO. 144

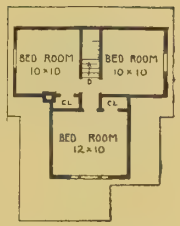
COST $ 760.

·FIRST·FLOOR·PLAN·

·SECOND·FLOOR·PLAN·

DESIGN NO. 145

COST $ 750.



· FIRST · FLOOR · PLAN ·

·SECOND · FLOOR · PLAN·

WALTER J. KEITH, ARCHITECT ~ NEW YORK & MINNEAPOLIS

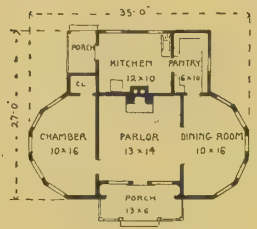
DESIGN NO. 146

COST $ 625.

·FIRST · FLOOR · PLAN·

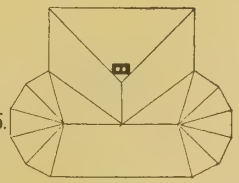
·SECOND·FLOOR·PLAN·

A BUNGALOW.



DESIGN NO. 147

COST $ 525.



·FIRST · FLOOR·PLAN·

·ROOF · PLAN·

Three of these designs, two especially are planned for narrow lots, and the arrangement of all is most convenient, especially for the housewife in her daily round of duties. They are compact and therefore easily heated. Notice the Bungalow. Parlor could be used for a living and dining room if desired. Cellars are included in each, but no plumbing. Pine or poplar finish throughout, neatly painted. They would be warmly built and make cozy homes.

Price of Working Drawings, Specifications, Etc.,

Design No. 144, $8.50 **Design No. 145, $8.00**

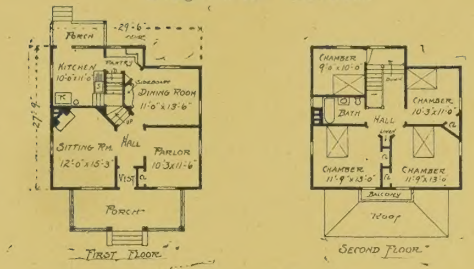
Design No. 146, 7.50 **Design No. 147, 7.50**

I Quote Prices Upon Which Cost Estimates are Based and Guaranteed.

I Prefer not to Receive Your Order Than to Mislead You in This Respect.

For floor plans, sizes, costs, etc., see opposite page.

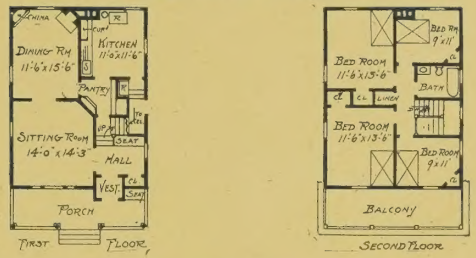
Design No. 107. Cost $1375.



One of my most popular designs. Not an inch of space wasted, and fine arrangement of rooms. Sideboard, open fire, bath, full basement, etc. Pine finish, and furnace included, but no plumbing. Only the corners of second story rooms cut into a little.

Working Drawings, Specifications, Etc., $18.00

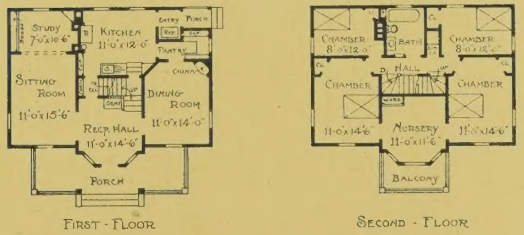
Design No. 106. Cost $1490.



In gambrel roof style, a neat, tasty little home for a narrow lot and a well and economically arranged interior. Notice the pretty hall and stair, the large rooms and the second floor arrangement. Pine finish, and furnace included, but no plumbing.

Working Drawings, Specifications, Etc., $18.00

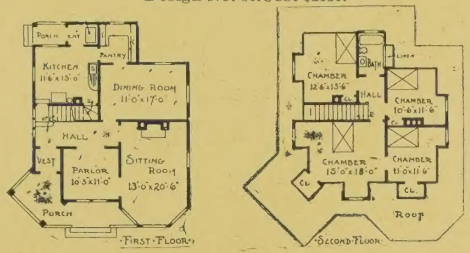
Design No. 73. Cost $1500.



A little gem. Sold forty times in one season. Five rooms on ground floor. Five bed rooms and bath, and can be built complete in the lumber district for $1500. Full cellar, furnace, open fire and bath. Pine finish.

Working Drawings, Specifications, Etc., $18.00

Design No. 80. Cost $1530.



A lovely cottage home. Fine arrangement of rooms. Estimate contemplates hardwood finish, full cellar and furnace, no plumbing. With small cellar and pine finish can be built for $1400 in most localities. Note the fine sitting room with open fire.

Working Drawings, Specifications, Etc., $18.00

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V. P. CLUTE, Galesburg, Ill.

"I might add, too, that your plans are **in the best taste of any we have considered** and to my mind display nothing short of genius." H. E. ROBBINS, Rector of St. Paul's,
Fort Benton, Mont.

"I send you by same mail as this letter, a photo of my house from plans furnished by you. It was taken by my boy who is an amateur as all the boys have cameras now. We like the house very much and if I was going to build again for myself, should use the same plan. I think I have one of the nicest looking houses in the two places, and there is hardly a day up to date but what people stop in front of it and admire it. They say, 'Mr. Hall, you have the prettiest house in the two places,' so you see that pleases me." CALVIN S. HALL, Auburn, Me.
N. B. Over 60 people erected this design (No. 98) from my plans during the year '97. It is only one of hundreds in my book.

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F. R. NUTTING, 316 Main St., Fitchburg, Mass.

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C. A. LANE., 157 Pearl St., Boston, Mass.

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